



QUOTATION

1st February 2021

The Owners Strata Plan 34151
C/- Northern Beaches Consulting Engineers
Suite 207, 30 Fisher Road
DEE WHY NSW 2099

Attention: David Hunter
david@nbconsulting.com.au

Re: Strata Plan: 34151
Remedial Works
42 Victoria Parade, Manly

Following our site inspection of the above property, with reference to the NB Consulting specification, dated 9th December 2020, and the addendum dated 17th December 2020, we are pleased to allow for:

1. Preliminaries

Includes site establishment, dilapidation report, temporary fencing, waste management plan, amenities and insurances (excludes HBCF insurances)

Cost	\$ 8,400.00
Plus GST	\$ 840.00
TOTAL	\$ 9,240.00

2. HBCF Insurance – Provisional Sum

Compulsory insurance will be provided at cost including broker's fees. Receipts to be provided with invoice

Provisional Sum	\$ 10,000.00
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3. Garden Beds

- GB1 Removal and make good walls as per specification
- GB2-GB5 as per specification

	\$ 3,500.00
	\$ 26,000.00
Subtotal	\$ 29,500.00
Plus GST	\$ 2,950.00
TOTAL	\$ 32,450.00

4. Concrete Spalling Repairs – Rates excludes GST

- Hammer test all concrete to identify defects
- Remove defective concrete
- Corroded reinforcement is to be exposed all around and 50mm past the corroded section
- New reinforcement to be installed where required
- Saw cut edges of prepared repair area to eliminate feathered edges
- Clean exposed reinforcement by wire brushing and grinding
- Apply two coats of Sika 910 to reinforcing steel
- Replace concrete using Sika concrete repair system

1-200 litres	\$70.00/ltr
201-500 litres	\$65.00/ltr
501-1000 litres	\$60.00/ltr
1001+ litres	\$55.00/ltr

5. Wall Construction/Repair

- Repair of curved wall as per specification		\$ 5,600.00
- Boundary Wall		
- Supply and install temporary fencing and barricades		
- Remove and dispose of timber panels		
- Remove and dispose of the handrail at the stairs		
- Remove and dispose of tiles under proposed wall		
- Drill and epoxy set starter bars into existing concrete slab		
- Construct new 200 series block wall with reinforcing		
- Core fill block work with concrete to make it a reinforced concrete wall to comply with the drawings provided		
- Render and paint wall to match wall on the other side of the walkway		
- Allow for 11 core holes		
- Provisional sum for brass handrail at stairs (included \$2,500.00 +GST)		\$ 22,750.00
- Gate to Unit 4		
- Cut wall 840mm wide		
- Render to match existing		
- Construct new vertical slatted gate		\$ 2,300.00
	Subtotal	\$ 30,650.00
	Plus GST	\$ 3,065.00
	TOTAL	\$ 33,715.00

6. Tiling Works

- Remove all tiles and toppings and dispose		
- Prepare slab		
- Waterproof slab		
- Screed to falls		
- Waterproof screed		
- Supply and install nominated tiles		
- Provide 20 year manufacturer's warranty		
	Cost	\$105,000.00
	Plus GST	\$ 10,500.00
	TOTAL	\$115,500.00

7. Letterbox

- Supply and install letterbox as specified		
	Cost	\$ 6,100.00
	Plus GST	\$ 610.00
	TOTAL	\$ 6,710.00

8. Portico - Works

- Repair surfaces		\$ 7,100.00
- Ceiling – Provisional Sum		\$ 2,730.00
- Lettering		\$ 2,100.00
	Subtotal	\$ 11,930.00
	Plus GST	\$ 1,193.00
	TOTAL	\$ 13,123.00

9. Painting

- All listed areas		\$ 8,100.00
- Lattice prep and paint		\$ 2,000.00
- All other painted areas		\$ 81,800.00
	Subtotal	\$ 91,900.00
	Plus GST	\$ 9,190.00
	TOTAL	\$101,090.00

10. Unit 3 Terrace Screening

- L-shape
- 14m x 2m and 2.3m x 1.05m (LxH)
- Scope of Works-
- Remove existing fencing and brackets
- Core drill 20 x holes to suit 50 x 50 post
- Supply and install 20 x 50 x 50 colour matched steel posts
- Supply and install Eva-Last composite screening with stainless steel 12g fixings
- Cut away surrounding concrete & expose rusting dynabolts. Two coats of 'Maxrest Drizoro'
- Rubbish removal and site clean
- Gaps between the slats between 4-10mm, with a gap no greater than 100mm at the bottom of the screen

Cost	\$ 16,950.00
Plus GST	\$ <u>1,695.00</u>
TOTAL	\$ 18,645.00

11. Balustrade – Garden Bed 1 Balustrade

- Match existing glass balustrades on other balconies
- Internal face fixed frameless face-mounted spigots
- Glass – 15.04mm clear toughened
- Finished height – 1050mm above finished floor level

Total cost for Items 1-11 exclusive of spalling rates but including painting of all previously painted surfaces **\$347,513.00** including GST.

Rod Finlayson Remedial Building Pty Ltd are members of:

- The Australasian Concrete Repair Association (ACRA)
- The Master Builders Association (MBA)
- The Housing Industry Association (HIA)

Note:

All works to be carried out to Australian standards.
All materials installed to the manufacturer's specifications.
Manufacturers and statutory warranties apply to all works.
Quotation valid for 60 days.

Kind Regards



Rod Finlayson
Director